

Turvey Neighbourhood Plan

Question and Answer

Question and Answer Brief for use at Consultation

1. What is a Neighbourhood Plan?

A Neighbourhood Plan is a way of enabling local communities to influence the planning of the area in which they live; it is primarily about the use and development of land and buildings. The process for producing a Neighbourhood Plan is set out in relevant legislation, and there is an approval process which includes independent examination by a Planning Inspector, and a local referendum before it can be adopted. Once adopted, the Plan forms the basis for determining planning applications in the area.

2. How does the Neighbourhood Plan fit with the Local Plan for Bedford Borough?

Bedford Borough's statutory Local Plan 2030 includes a requirement for new housing over the period of the Plan. The Borough has allocated new housing to towns and villages, and is allowing villages which wish to prepare a Neighbourhood Plan to use this process to decide where these houses should be built. The Neighbourhood Plan has to conform generally to the strategic policies of Bedford's plan.

3. What housing requirement is set for Turvey in the Local Plan?

The Local Plan requires Turvey to allocate sites to deliver 25-50 houses over the period to 2030.

4. How many new houses are needed in Turvey?

A Housing Needs Survey was undertaken by the Bedfordshire Rural Communities Charity in Spring 2017. This identified local need for 35 housing units, 16 of which should be defined as affordable (ie available for social rent or shared ownership)

5. How many affordable/ rental houses can be provided in this total?

National and Local Planning Policy requires that within developments of 10 or more houses, 30% must be available for affordable housing.

6. What sites are proposed for new housing in Turvey?

9 sites around the village have been proposed as potential sites for new housing. They have been subject to assessments for suitability using criteria developed as part of the village consultation in March 2018, and an independent assessment by AECOM Ltd, an international engineering consultancy. Our aim is to distribute the proposed new homes across three of these sites, with small developments of no more than about 20 houses per site.

7. How were these sites chosen?

The sites were proposed by local landowners, either as part of the preparation of the Bedford Local Plan, or following announcements locally that Turvey would be producing a Neighbourhood Plan

8. What information have you used to determine the suitability of potential sites?

We have spoken to landowners and their agents to understand their aspirations and intentions. We have reviewed site access, the effect on local traffic and the effect on landscape and heritage for each. We have also looked at important planning policy factors including whether the site is brownfield or agricultural grade land, closeness to the village core, flood risk and the extent to which the development would encroach on open countryside. AECOM have independently assessed the suitability of each site.

9. How were the local criteria developed?

A consultation workshop was held in the village in March 2018 attended by 54 people. This considered the policy areas to be addressed in the Plan, the aims of the Plan, and the selection criteria to be used in considering sites for new development. There was general agreement as to the criteria, and which were the most important in selecting sites.

10. Why are sites outside the current settlement policy area (SPA) being considered?

Turvey has a defined Settlement Policy Area, set by Bedford Borough, outside which development is prohibited. The Neighbourhood Plan has confirmed that it is not possible to accommodate the required increase in housing within the SPA, so sites outside are being considered. There is a clear process for extending the SPA, and extensions will need to be agreed with Bedford Borough.

11. What are the criteria for site selection?

The approach is based on the following principles:

- to make allocations through extensions to the Turvey settlement boundary for sites adjacent to the current boundary, whilst retaining the option to make a site allocation at Station End should any site there be considered suitable,
- to base growth on development of multiple sites, rather than delivering development on one site only. This is to ensure that negative impacts (traffic, environment, amenity, etc.) are mitigated by being dispersed across different locations within the Parish rather than focused on one location,
- to rate the sites against the criteria by applying weighting to some criteria items as follows;

Criteria	Weighting
<ul style="list-style-type: none"> • Does the site have scope for safe and adequate vehicular access? • Is there risk of flooding? • Is the site deliverable within the neighbourhood plan period? 	any sites failing against these criteria are precluded from development
<ul style="list-style-type: none"> • Is the site capable of development without compromising traffic flow/safety in the village? • Can the site can be absorbed sympathetically 'with the built areas of the Parish'(e.g., adjacent to existing built area or SPA)? • Would development of the site have significant negative impact on valued landscapes and settings? • Would development of the site have significant negative impact on the character and/or settings of historic buildings and other historic assets (where the open landscape setting is fundamental to the historic building(s))? • Is this a Brownfield site? 	identified as primary criteria and given more weight
<ul style="list-style-type: none"> • Does the site have high agricultural grade? • Is the site close to the village core, so as to support local community facilities? • Are there any constraints (Tree Protection Orders, etc.)? • Would development of the site lead to encroachment into open countryside? • Is the site in close proximity to public transport? 	identified as secondary criteria and given less weight than primary

12. Which sites meet all the criteria?

No sites fully meet all the criteria, mainly because most sites fall outside the Settlement Policy Area. However, some sites meet nearly all the other criteria, whereas others fail against a number of the more important areas.

13. Why have you chosen Mill Rise?

Although there is some encroachment into open countryside, the Mill Rise site would have no adverse impact on the landscape, views and historic buildings in the village. It is close to the village facilities, and safe site access should be achievable. However, a small development on this site would slightly increase traffic on Newton Lane.

The AECOM site appraisal identifies this as a suitable site for development.

14. Why have you decided not to proceed with Laws House?

Our plan in March included the redevelopment of Laws House to create 16 new housing units. Subsequently, AECOM produced their assessment of the proposal which conclude that the maximum likely number of units which could be created was 9, making a net total of 5 additional dwellings when the existing flats are taken into account. Further meetings with the owner of the site indicated that there were risks around the timescale of the development. As result, the Steering Group and Parish Council have agreed that the site cannot be relied upon to contribute the originally envisaged number of new homes to the total the village is required to deliver. The policies in the Plan will allow the smaller scale development to proceed, if the owner chooses to do so.

15. Why have you decided not to proceed with The Burrows?

The development of up to 3 houses at The Burrows can still proceed within the policies set out in the Plan. However, Bedford Borough Council have now designated Turvey Station End as a separate 'small settlement' so any new housing provided there will not count against the total of houses the village is required to deliver.

16. Why have you decided to proceed with another site?

The risks around the number of units that could be provided at Laws House and the removal of houses at Station End from our total meant that Turvey would be delivering the lowest number of new homes as required by Bedford Borough Council. This would be fewer houses than other villages in our category, and as the Borough had already identified in the earlier stages of its planning that there are adequate sites to provide up to 100 houses in the village, the Steering Group and Parish Council concluded that the Plan was at risk of being rejected at examination, resulting in a high risk of speculative development applications. Without an approved Plan, the local community would find it difficult to resist such development.

17. Why did you choose Carlton Road as the second site?

The Steering Group and Parish Council carried out a joint review of the sites assessed by AECOM to be potentially suitable and came to the conclusion that the best alternative for a second site is the Land at Carlton Road.

The positive features of the site which informed our choice are;

- The site is close to village facilities
- Safe site access should be achievable
- Development will be set back some 50m from the road to respect the open grounds of Turvey House, the proximity to the cemetery, village allotments and the school playing field, to help ensure a gradual transition from open countryside to the built-up area so that houses are less prominent in the immediate landscape.
- Landscaping along the northern and eastern boundaries will form the new village edge. The nature of this landscaping, and of the area along Carlton Road will be a matter for design at the time of a planning application.

- Traffic impacts from new housing on the scale proposed at Carlton Road will be minimal
- Development policies will require appropriate mitigation measures where necessary

18. Why have you rejected Meadow House?

Meadow House is accessed from the end of Norfolk Road. The Borough Council has undertaken a Highways and Transport Access Assessment of this site and have stated that the width of the access available is inadequate for an adoptable road, and that visibility at junctions in Norfolk Road does not reach the required standards. The site therefore fails the criteria for safe vehicular access and is precluded from development. The Neighbourhood Planning team also rated the site as poor from the traffic flow and safety aspect. Development on this site would also encroach into open countryside.

The AECOM site appraisal also highlights road access as an issue.

19. Why have you rejected Newton Lane East?

The Newton Lane site is sloped, and development on it would have a significant effect on the view of the village and the listed buildings in the conservation area from the surrounding countryside. Development would also result in significant encroachment into the open countryside and result in some increase in traffic on Newton Road.

The AECOM site appraisal identifies that a partial development would be potentially suitable.

20. Why have you rejected Priory Farm?

Priory Farm is an isolated site on the opposite side of the main A428 road from Station End; its detached position, distance from village facilities and incursion into open agricultural land means it is less favourable than other sites in the vicinity. The AECOM site appraisal supports this conclusion.

21. Why have you rejected New Gains Farm?

There are two potential sites at New Gains Farm; both are some distance from the village and development at either would leave open countryside between it and the village. Under the Borough's policy for the extension to the SPA this is unlikely to be acceptable. Both sites have significant encroachment into open countryside and adverse impacts on landscape. The AECOM site appraisal supports this conclusion.

22. Which sites are you recommending?

The Neighbourhood Planning team recommend that to support the allocation of new housing and protect the character of the village and countryside, the preferred sites are

- Mill Rise
- Carlton Road

23. How will concerns about increased traffic be addressed?

The selected sites are intended to support small developments, so traffic increases due to them will be marginal. The planning policies require traffic effects to be taken into account and specific improvements will be addressed in the planning consents granted for the developments in due course.

24. How many houses will be built on each site?

This is a matter for negotiation with the landowners and developers, although it is our proposal that a maximum of around 25 houses be built on any one site. The two sites we have selected should enable 40-50 units to be provided.

25. How will you restrict numbers on each site?

The Settlement Policy Area will be extended only as far as is needed to enable the agreed number of houses to be built. The Neighbourhood Plan will form the basis of consents given by the Borough for these developments.

26. How can I have my say on these proposals?

We are holding this consultation event to get your views on the assessment we have done.

We have a Website www.turveyndp.org.uk which will be updated as the plan progresses

We will continue to publish newsletters when things are happening, and provide regular reports in Turvey News.

When the Plan is complete, there will be a formal consultation process, where all parish residents will be able to give their views.

Once the Plan has been submitted to the Borough, it will be subject to examination, and the independent examiner will invite representations about it.

Providing the examiner recommends the draft plan, it will be the subject of a local referendum.

27. When will these stages occur?

It is expected that these stages will be in 2019 and early 2020

28. When will the houses be built?

The developments are planned for the period to 2030; it is likely that development will be phased over the next 10 years.

29. Do you have detailed plans for each of the proposed sites?

It is too early to have detailed plans, although the developers for the sites have prepared outline schemes which are available on our website.

30. What does the examination process do?

The examination process makes sure the Neighbourhood Plan meets statutory obligations, has regard to national planning policies, conforms to the strategic policies of the Local Plan, is compatible with neighbouring local plans and contributes to achieving sustainable development.

31. What happens when the Plan has been adopted?

If the Plan is approved at referendum, the Borough will adopt it as part of the development plan (Local Plan); planning applications will continue to be determined by the Borough as now, but will have to take account of policies in the Neighbourhood Plan.

32. How will the village benefit from development?

New housing will attract people who will support the village facilities such as the shops and school.

The Community Infrastructure Levy (CIL) is a charge which accompanies planning applications for developments. The Parish Council can decide how this levy will be used to benefit the village.

Local people who are on the Borough's housing register will be eligible to apply for social housing.

Shared ownership may be available through the developers for local people.

33. Can we use the Neighbourhood Plan to include policies that control the future use of buildings, such as the shops and pubs in the village?

The planning policies proposed in the Plan include the control of future use of buildings such as shops and pubs in the village.